

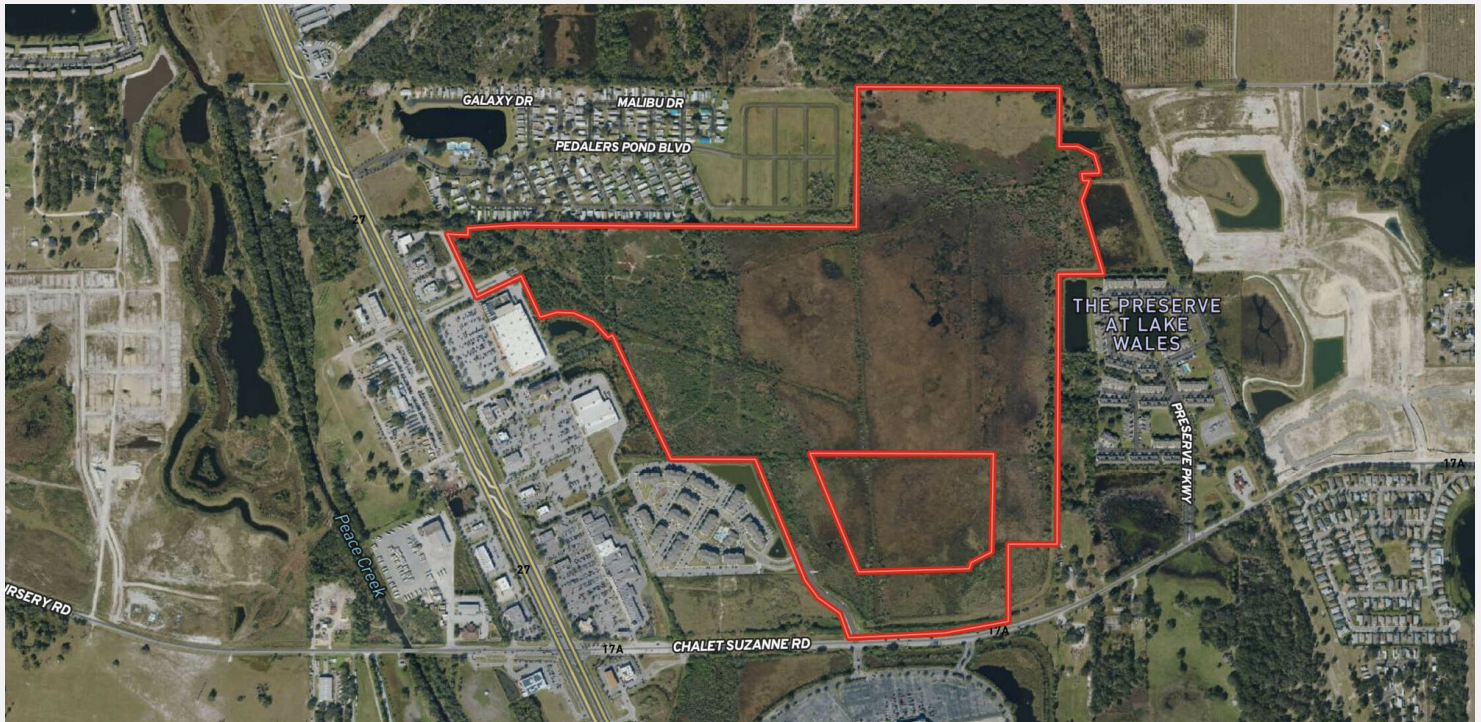
**FOR SALE**  
**LAND**  
**\$3,000,000**

200 ACRES OF COMMERCIAL & RESIDENTIAL  
DEVELOPMENT LAKE WALES, FL

**0 CHALET SUZANNE RD, LAKE WALES, FL 33859**







## OFFERING SUMMARY

<b>Listing Price</b>	\$3,000,000
<b>Acres</b>	200 Acres
<b>\$/Acre</b>	\$15,000
<b>County</b>	Polk
<b>Utilities</b>	City of Lake Wales Water and Sewer Available.
<b>Parcel IDs</b>	272916000000011000
<b>Coordinates</b>	27.9618067, -81.6191428
<b>Real Estate Taxes</b>	\$3,342.39

## PROPERTY OVERVIEW

Exciting opportunity for a large Mixed Use, Multifamily or Single Family Residential Development. 2 traffic lights and a third installed soon for access. Property is approximately 200 acres and has future land use of Medium Density Residential and zoning of R-3. Located along US Hwy 27 corridor in an area of booming commercial and residential development. It is located directly adjacent to Publix, Home Depot, Kohl's, and much more. It is directly across the street from the 600,000 SF Eagle Ridge Mall. This site surrounds a new 260 unit apartment complex which has enjoyed record rental rates in the City of Lake Wales. The southern portion of Star Lake Blvd. will be constructed for access to the apartments and will terminate and the new traffic light to be installed.

## PROPERTY HIGHLIGHTS

- Maximum Density of 1,650 units
- Hwy 27 Corridor
- Adjacent to Publix, Kohl's, Home Depot and more
- Across from Eagle Ridge Mall

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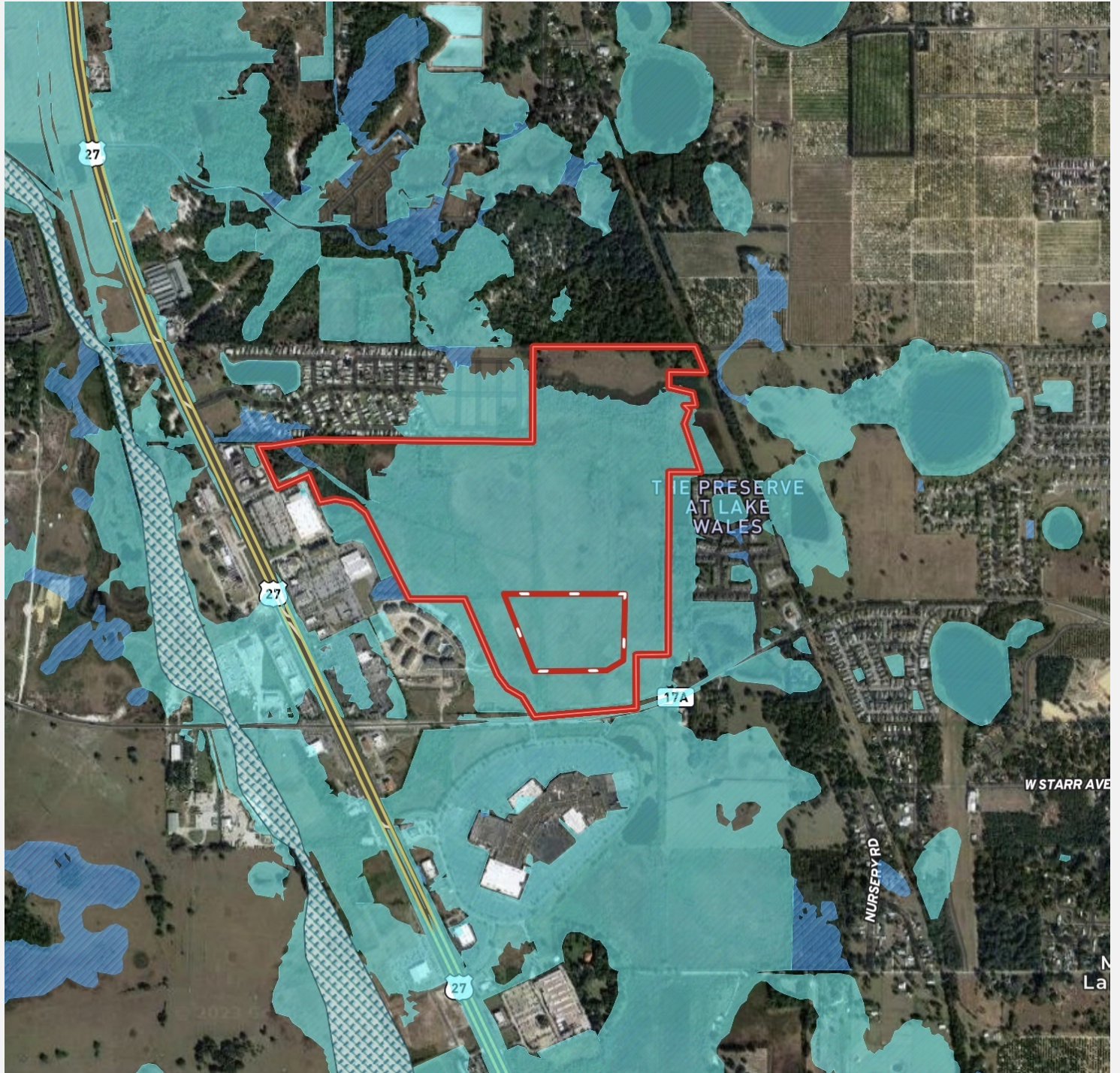
Additional Photos

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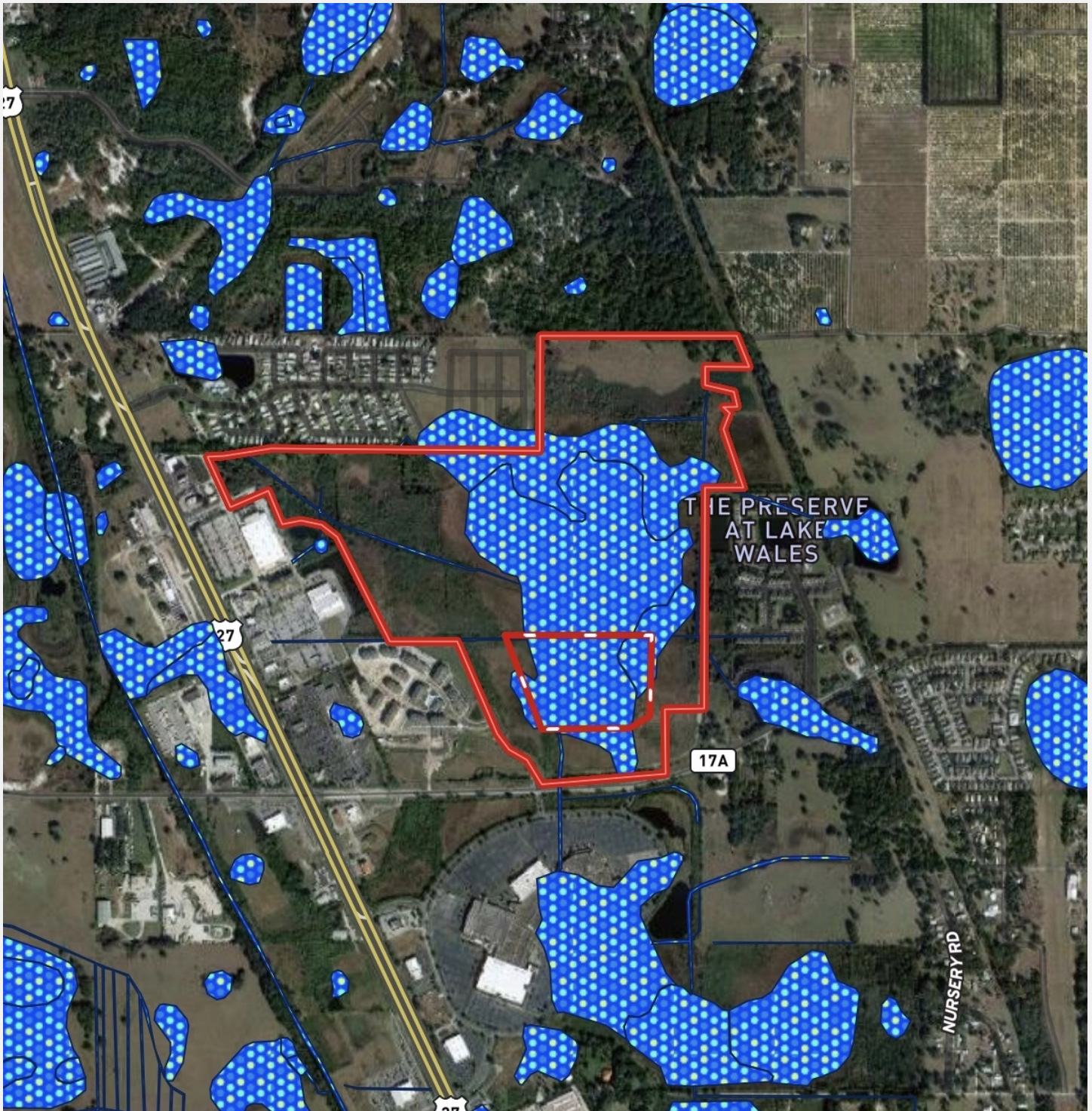
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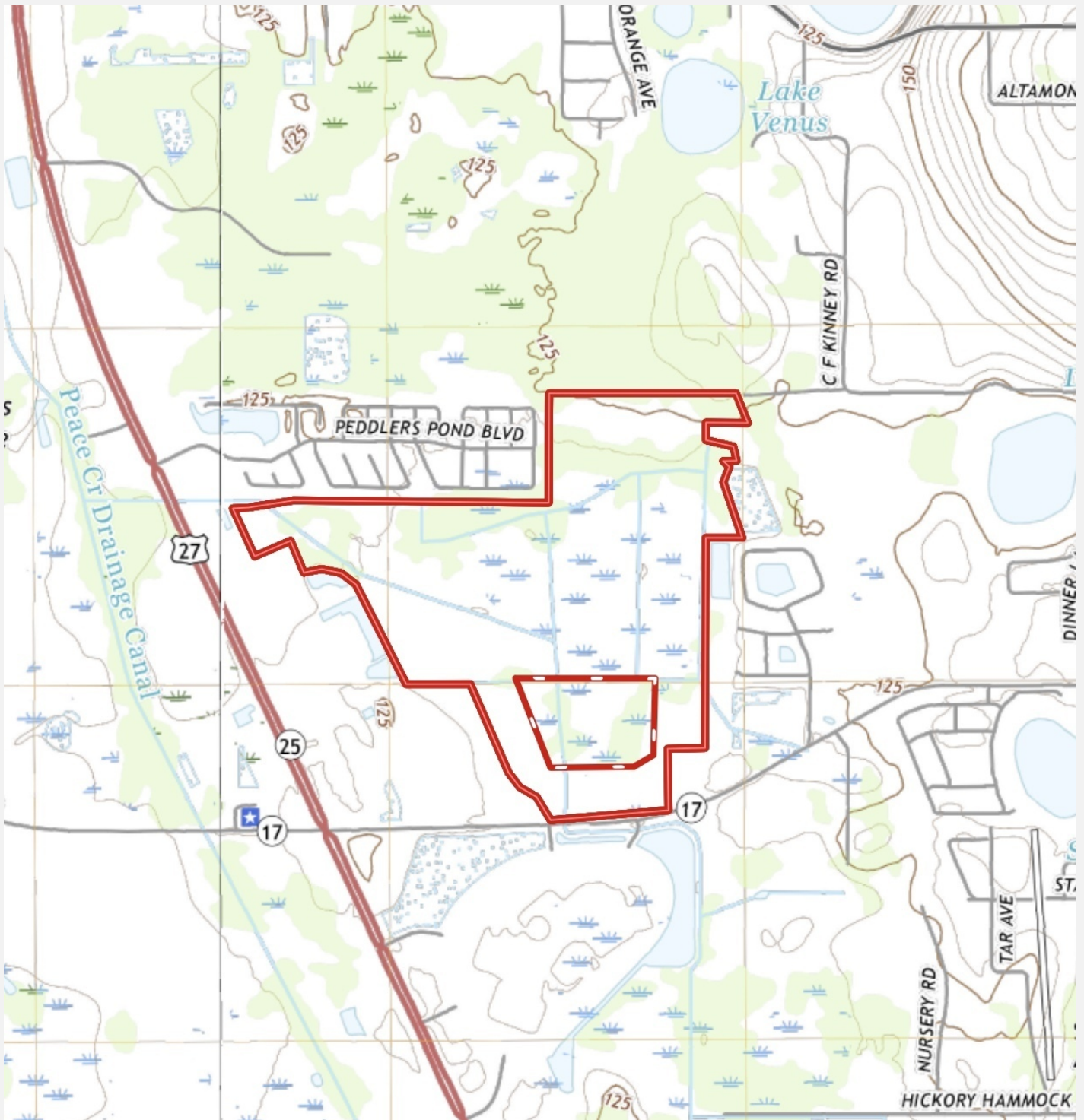
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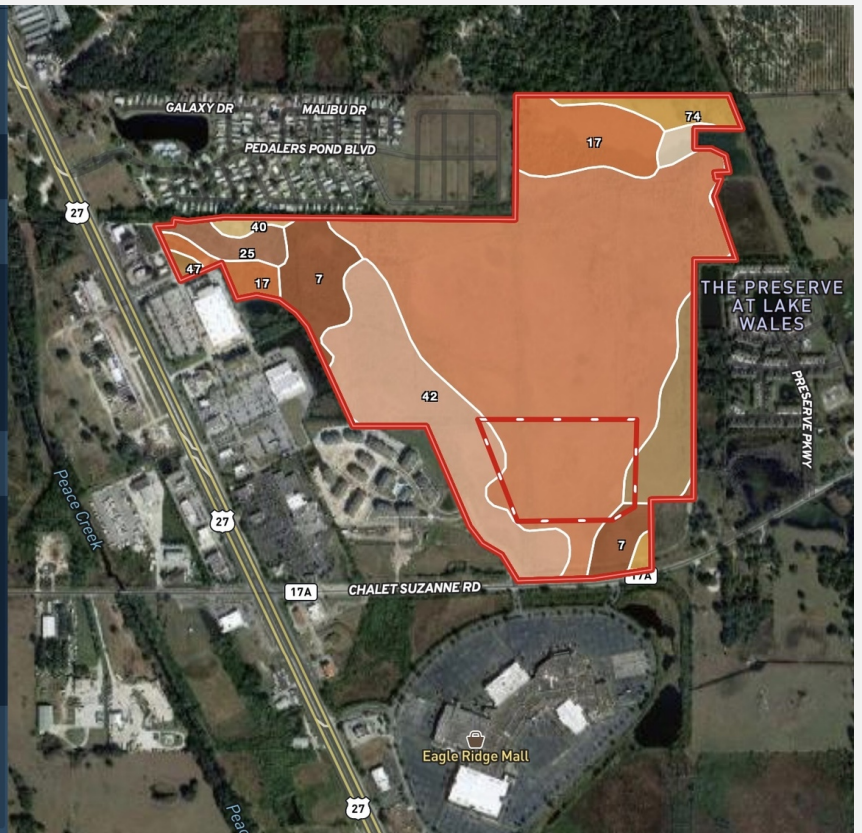




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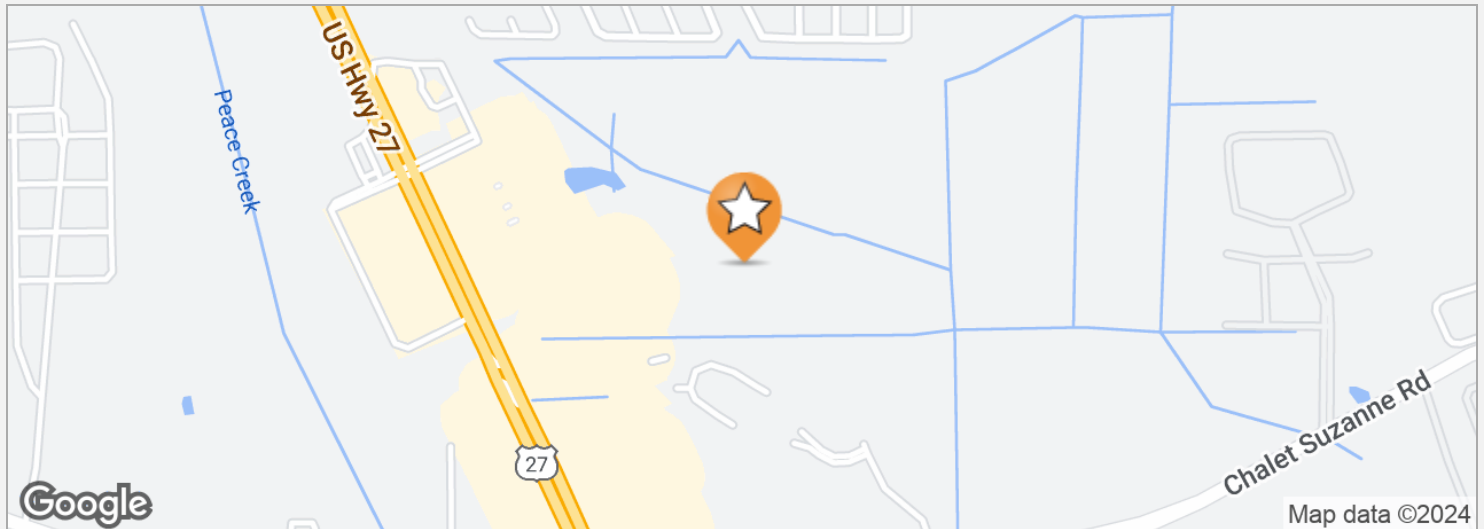


CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP ?
32	Kaliga muck, frequently ponded, 0 to 1 percent slopes	124.74	56.61%	-	6	7w ?
42	Felda fine sand	33.86	15.37%	-	20	3w ?
17	Smyrna and Myakka fine sands	18.72	8.5%	-	34	4w ?
7	Pomona fine sand	15.44	7.01%	-	34	4w ?
19	Floridana mucky fine sand, frequently ponded, 0 to 1 percent slopes	11.09	5.03%	-	5	7w ?
74	Narcoossee sand	6.82	3.09%	-	28	3w ?
25	Placid and Myakka fine sands, depressional	4.95	2.25%	-	7	7w ?
14	Sparr sand, 0 to 5 percent slopes	2.19	0.99%	-	36	3w ?
40	Wauchula fine sand	1.67	0.76%	-	43	3w ?
47	Zolfo fine sand, 0 to 2 percent slopes	0.9	0.41%	-	36	3w ?
3	Candler sand, 0 to 5 percent slopes	0	0%	-	19	4s ?



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### DRIVE TIMES

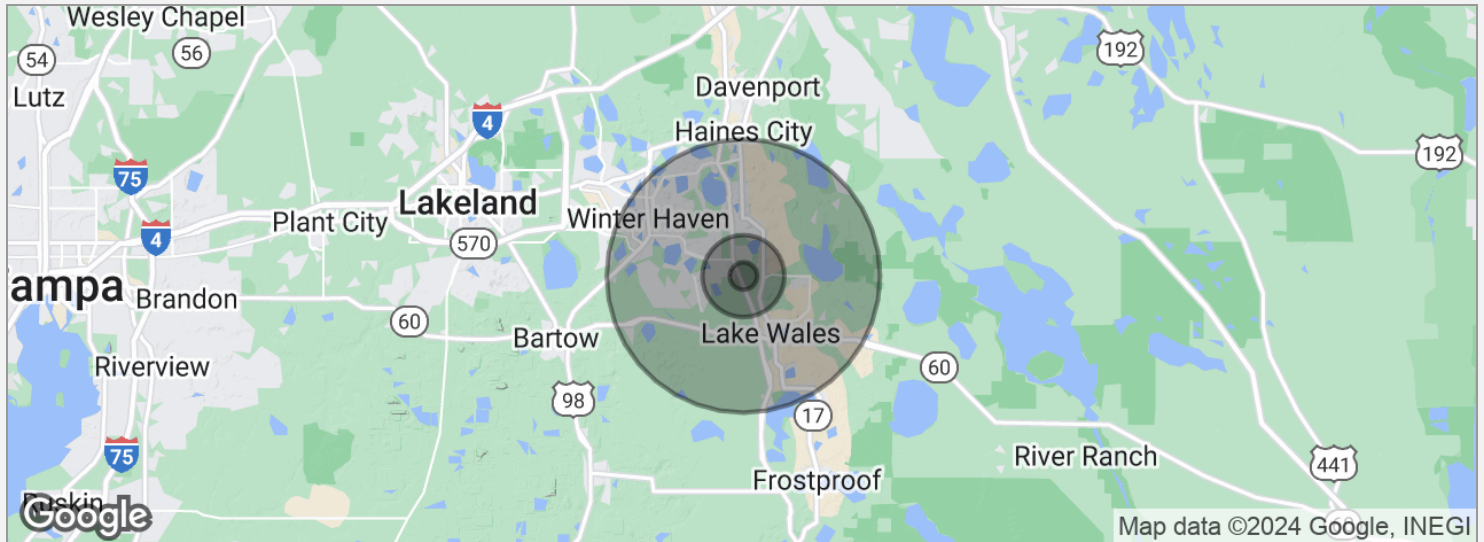
10 Minutes to Winter Haven  
30 Minutes to Lakeland  
1 Hour to Orlando  
1 Hour to Tampa

### DRIVING DIRECTIONS

From US Hwy 27 & State Rd 60 in Lake Wales, proceed south on Hwy 27 approximately 4.5 miles to Chalet Suzanne Rd. approximately 500 feet. Property is located on north side of Chalet Suzanne Rd. right behind the Publix Shopping Center.

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#### POPULATION

	1 MILE	3 MILES	10 MILES
Total population	2,096	12,665	140,988
Median age	42.9	44.6	42.5
Median age (male)	56.9	49.3	41.3
Median age (Female)	38.4	44.2	43.7

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	10 MILES
Total households	1,155	6,392	62,031
# of persons per HH	1.8	2.0	2.3
Average HH income	\$41,784	\$49,706	\$53,757
Average house value	\$141,159	\$172,011	\$161,844

\* Demographic data derived from 2020 ACS - US Census

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